

RESOLUTION BY

Public Safety and Legal Administration Committee:

05-*R* -0679

A RESOLUTION AUTHORIZING THE MAYOR TO AMEND A LEASE AGREEMENT WITH PURITAN MILL, LLC., FOR THE RENTAL OF 10,469 SQUARE FEET OF OFFICE SPACE LOCATED AT PURITAN MILL, 950 LOWERY BOULEVARD, ATLANTA, GEORGIA, FOR THE POLICE OFFICE OF PROFESSIONAL STANDARDS, FROM JUNE 1, 2005, UNTIL MAY 31, 2008, IN THE AMOUNT NOT TO EXCEED \$148,267.35 THE FIRST YEAR, \$152,715.37 THE SECOND YEAR, AND \$157,296.83 THE THIRD YEAR, TO BE CHARGED AND PAID FROM ACCOUNT NUMBER 1A01 525001 X42005.

WHEREAS, the Atlanta Police Department currently leases and occupies 10,469 square feet of office space at 950 Lowery Boulevard, to house the Police Office of Professional Standards, and,

WHEREAS, the Atlanta Police Department wishes to amend this Lease in order to insure occupancy until a new Police Headquarters is constructed,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that the Mayor be and is hereby authorized to amend the Lease Agreement with Puritan Mill, LLC., for the rental of 10,469 square feet of office space located at 950 Lowery Boulevard, Atlanta, Georgia, for the Police Office of Professional Standards, beginning June 1, 2005, until May 31, 2008, in the amount not to exceed \$148,267.35 the first year, \$152,715.37 the second year, and \$157,296.83 the third year, to be charged and paid from account number 1A01 525001 X42005.

BE IT FURTHER RESOLVED, that the City Attorney be and is hereby directed to prepare an appropriate contract for execution by the Mayor or her designee, to be approved by the City Attorney as to form.

BE IT FURTHER RESOLVED, that the City of Atlanta shall incur no liability until such contract has been executed by the Mayor or her designee and delivered to the contracting party.

Legislative White Paper
Committee of Purview: Public Safety and Legal Administrative

Caption:

A Resolution authorizing the Mayor to amend a Lease Agreement with Puritan Mill, LLC., for the rental of 10,469 square feet of office space located at Puritan Mill, 950 Lowery Boulevard, Atlanta, Georgia, for the Police Office of Professional Standards, from June 1, 2005, until May 31, 2008, in the amount not to exceed \$148,267.35 the first year, \$152,715.37 the second year, and 157,296.83 the third year, to be charged and paid from Account Number 1A01 525001 X42005.

Council Meeting Date: May 2, 2005

Legislation Title: Lease Amendment; Police at 950 Lowery Boulevard.

Requesting Dept.: Police

Contract Type: Lease Amendment

Source Selection: N/A

Bids/Proposals Due: N/A

Invitations Issued: N/A

**Number of Bids/
Proposals Received:** N/A

Bidders/Proponents: Puritan Mill, LLC. (Lessor).

Justification Statement: The Police Office of Professional Standards has occupied 950 Lowery Boulevard for 3-years. The Department wishes to insure occupancy at this location for another 3-years, or, until the new Police Headquarters is constructed.

Background: The current Lease agreement for 950 Lowery expires on May 31, 2005. This Amendment will provide for an additional 3-years of occupancy, or, until a new Police Headquarters is constructed.

Fund Account Center: 1A01 525001 X42005

Source of Funds: General Fund

Fiscal Impact: \$148,267.35 the first year; 4152,715.37 the second year; \$157,296.83 the third year.
This amendment provides for a 5% increase in rent the first year; and 3% increases in subsequent years. It also provides an "escape" clause which allows termination, at the discretion of the City, without penalty, if the notification to terminate is made by March 31st of any year.

Base Rent is at \$14.16 per square foot, the first year; \$14.59 per square foot the second year; and \$15.03 per square foot the third year.

Term of Contract: 3-years

Method of Cost Recovery: Effective Police customer service to the citizens of Atlanta.

Approvals:

DOF:

DOL:

Prepared By: DiStephano, Atlanta Police 817-6921

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